

# OTHERS Revaluation of Investment Properties

## IHH HEALTHCARE BERHAD

|             |                                      |
|-------------|--------------------------------------|
| Type        | Announcement                         |
| Subject     | OTHERS                               |
| Description | Revaluation of Investment Properties |

Please refer attachment below.

### Attachments



[IHH Announcement Revaluation of Investment Properties\\_27.02.2026.pdf](#)

190.3 kB



### Announcement Info

|                  |                              |
|------------------|------------------------------|
| Company Name     | IHH HEALTHCARE BERHAD        |
| Stock Name       | IHH                          |
| Date Announced   | 27 Feb 2026                  |
| Category         | General Announcement for PLC |
| Reference Number | GA1-20022026-00034           |



Registration No. 201001018208 (901914-V)  
(Incorporated in Malaysia)

## REVALUATION OF INVESTMENT PROPERTIES

### 1. Introduction

Pursuant to Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors of IHH Healthcare Berhad (“IHH”) wishes to announce that the Group had undertaken the revaluation exercise of its Investment Properties. Details of the Investment Properties revalued are as set out in the Appendix A attached herewith.

### 2. Purpose of Revaluation

The revaluation was carried out to ascertain the current market value of the Investment Properties in compliance with MFRS140: *Investment Property*.

### 3. Net Revaluation Gain

The Board of Directors of IHH had approved the net revaluation gain of the Investment Properties amounting to RM89 million on 27 February 2026 and had also decided that unless there were any significant changes to these estimates, the new valuation would be reflected in the Group’s Statement of Comprehensive Income of the financial announcement for fourth quarter ended 31 December 2025 and the annual audited financial statements for financial year ended 31 December 2025.

### 4. Effects on Net Assets per share

The revaluation gain increased the carrying value of the Group’s Investment Properties and had the following effect on the Group’s net assets per share attributable to owners of the Company for financial year ended 31 December 2025:

| <b>Net assets per share attributable to owners of the Company as at 31 December 2025</b> | RM   |
|--|------|
| Before revaluation   | 3.42 |
| After revaluation  | 3.43 |



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**5. Name of valuers, date of valuation and amount placed on the assets by the valuers**

The valuations were done by independent firms of professional valuers. Please refer to the Appendix A attached herewith for the name of the valuers, date of valuation and amounts placed on the assets by the valuers.

**6. Documents Available for Inspection**

The valuation reports of the Investment Properties are available for inspection at IHH's Registered Office at Level 35, Mercu Aspire, 3 Jalan Bangsar, KL Eco City, 59200 Kuala Lumpur, Malaysia, during normal office hours from Monday to Friday (except Public Holidays), for a period of 3 months from the date of this announcement.

| No                                | Description   | Address  | Type of Property                     | Floor Area / Lettable Area<br>Sq M | A   | B  | A-B                                      | Date of Valuation | Name of Independent Valuers                     |
|-----------------------------------|---|--|--------------------------------------|------------------------------------|---|--|--|-------------------|---|
|                                   |   |  |                                      |                                    | Market Value as at 31 December 2025<br>RM'mil | Carrying Value Prior to FY2025 Revaluation<br>RM'mil | FY2025 Revaluation Gain/(Loss)<br>RM'mil |                   |   |
| <b>Singapore Properties</b>       |   |  |                                      |                                    |   |  |  |                   |   |
| 1                                 | Mount Elizabeth Novena Hospital and Specialist Centre | 38 Irrawaddy Road, Singapore 329563                                  | Medical suites units<br>Retail space | 3,621<br>697<br>4,318              | 1,230<br>100<br>1,331                         | 1,125<br>102<br>1,227                                | 106<br>(2)<br>104                        | 31-Dec-25         | Cushman & Wakefield VHS Pte Ltd                 |
| 2                                 | Mount Elizabeth Hospital <sup>a</sup>                 | 3 Mount Elizabeth, Singapore 228510                                  | Medical suites units                 | 1,655                              | 357   | 350  | 7  | 31-Dec-25         | CBRE Pte Ltd<br>Cushman & Wakefield VHS Pte Ltd |
| 3                                 | Gleneagles Hospital <sup>a</sup>                      | 6 Napier Road, Singapore 258499;<br>6A Napier Road, Singapore 258500 | Medical suites units                 | 418                                | 128   | 119  | 10                                       | 31-Dec-25         | Knight Frank Pte Ltd                            |
| <b>Total Singapore Properties</b> |   |  |                                      | <b>6,391</b>                       | <b>1,816</b>                                  | <b>1,695</b>   | <b>121</b>                               |                   |   |

<sup>a</sup>: Valuation was performed on the Hospital and Medical Office Block (where medical suites units are located) in its entirety.

Valuation of Hospital and Medical Office Block was apportioned based on a valuation performed in 2007 whereby separate valuation for Hospital and Medical Office Block was available

Valuation of the Medical Office Block was further apportioned based on floor area of medical suites units rented to third parties

**Malaysia Properties**

|                                  |   |   |                                |               |           |           |          |           |                                       |
|----------------------------------|---|---|--------------------------------|---------------|-----------|-----------|----------|-----------|---------------------------------------|
| 1                                | Shophouse at Lot 14182                                  | 18 Jalan Harimau Tarum, Taman Century, 80250 Johor Bahru, Johor | Shophouse                      | 308           | 2         | 2         | 0        | 21-Feb-25 | CBRE WTW Valuation & Advisory Sdn Bhd |
| 2                                | Plot No A23 & A24, Bandar Medini Iskandar Puteri, Johor |   | Leasehold land (Till Feb 2107) | 12,316        | 58        | 58        | -        | 16-Oct-25 | Rahim & Co. International Sdn. Bhd.   |
| <b>Total Malaysia Properties</b> |   |   |                                | <b>12,624</b> | <b>60</b> | <b>59</b> | <b>0</b> |           |                                       |

**Japan Properties**

|   |  |   |              |       |    |    |     |           |                 |
|---|--|---|--------------|-------|----|----|-----|-----------|-----------------|
| 1 | Bon Sejour Shin-Yamashita                          | 2-12-55 Shin Yamashita, Naka-ku, Yokohama City Kanagawa Prefecture, Japan | Nursing home | 3,273 | 47 | 46 | 1   | 31-Dec-25 | CBRE K.K.       |
| 2 | Etoile Akashi (fka More Habitation Akashi)         | 486 Yagi, Okubo-cho, Akashi City, Hyogo Prefecture, Japan                 | Nursing home | 6,562 | 48 | 50 | (2) | 31-Dec-25 | Enrix Co., Ltd. |
| 3 | Etoile Suma Rikyu (fka More Habitation Suma Rikyu) | 1-5-23 Chimori-cho, Suma-ku, Kobe City, Hyogo Prefecture, Japan           | Nursing home | 4,539 | 29 | 32 | (3) | 31-Dec-25 | Enrix Co., Ltd. |
| 4 | Senior Chonaikai Makuhari Kan                      | 5-370-4 Makuhari-cho, Hanamigawa-ku, Chiba City, Chiba Prefecture, Japan  | Nursing home | 4,361 | 50 | 50 | (1) | 31-Dec-25 | Enrix Co., Ltd. |
| 5 | Smiling Home Medis Musashi Urawa                   | 5-5-6 Shikatebukuro, Minami-ku, Saitama City Saitama Prefecture, Japan    | Nursing home | 1,603 | 22 | 22 | -   | 31-Dec-25 | Enrix Co., Ltd. |
| 6 | Smiling Home Medis Koshigaya Gamo                  | 2-2-25, Gamonishimachi, Koshigaya-shi, Saitama Prefecture, Japan          | Nursing home | 3,834 | 44 | 44 | (0) | 31-Dec-25 | Enrix Co., Ltd. |
| 7 | Sompo no Ie Nakasyo                                | 923-1 Aza Miyata, Hirata, Kurashiki Cty, Okayama Prefecture, Japan        | Nursing home | 3,231 | 19 | 20 | (0) | 31-Dec-25 | Enrix Co., Ltd. |

| No | Description                                      | Address  | Type of Property | A                                  |   | B  |  | A-B               |                             |
|----|--|--|------------------|------------------------------------|---|--|--|-------------------|-----------------------------|
|    |  |  |                  | Floor Area / Lettable Area<br>Sq M | Market Value as at 31 December 2025<br>RM'mil | Carrying Value Prior to FY2025 Revaluation<br>RM'mil | FY2025 Revaluation Gain/(Loss)<br>RM'mil | Date of Valuation | Name of Independent Valuers |
| 8  | Maison des Centenaire Ishizugawa                 | 2-1-9, Hamaderaishizucho-Nishi, Nishi-ku, Sakai City Osaka Prefecture, Japan           | Nursing home     | 2,129                              | 23  | 26   | (3)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 9  | Maison des Centenaire Haruki                     | 12-20 Haruki-Miyagawacho, Kishiwada-City Osaka Prefecture, Japan                       | Nursing home     | 1,263                              | 15  | 19   | (4)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 10 | Hapine Fukuoka Noke                              | 4-35-9, Noke, Sawara-ku, Fukuoka City, Fukuoka Prefecture, Japan                       | Nursing home     | 2,912                              | 26  | 25   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 11 | Fiore Senior Residence Hirakata                  | 4-10, Higashikori-Shinmachi, Hirakata City, Osaka Prefecture, Japan                    | Nursing home     | 1,155                              | 14  | 15   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 12 | Iyashi no Takatsuki Kan                          | 3-19, Haccho-Nishimachi, Takatsuki City Osaka Prefecture, Japan                        | Nursing home     | 3,956                              | 44  | 45   | (1)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 13 | As Heim Nakaurawa                                | 2-21-9, Nishibori, Sakura-ku Saitama Prefecture, Japan                                 | Nursing home     | 2,712                              | 30  | 30   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 14 | Hanadama no Ie Nakahara                          | 5-14-25 Shimo Kodanaka, Nakahara-ku, Kawasaki Kanagawa Prefecture, Japan               | Nursing home     | 1,847                              | 25  | 24   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 15 | Sawayaka Obatake Ichibankan                      | 3-3-51 Obatake, Kokura-kita-ku, Kita-kyushu City, Fukuoka Prefecture, Japan            | Nursing home     | 3,491                              | 23  | 23   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 16 | Sawayaka Sakurakan                               | 126-2 Nakadomari, Nishi-nagano, Kakunodate-machi Senboku City, Akita Prefecture Japan  | Nursing home     | 5,044                              | 25  | 25   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 17 | Sawayaka Nogatakan                               | 442-1 Yamabe-oaza, Nogata City Fukuoka Prefecture, Japan                               | Nursing home     | 3,147                              | 22  | 22   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 18 | Sawayaka Shinmojikan                             | 1543-1 Oaza Hata, Moji-ku, Kita-kyushu City Fukuoka Prefecture, Japan                  | Nursing home     | 5,094                              | 29  | 29   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 19 | Sawayaka Fukufukukan                             | 1-24-4 Fukuryugi, Tobata-ku, Kita-Kyushu City Fukuoka Prefecture, Japan                | Nursing home     | 3,074                              | 19  | 19   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 20 | Sawayaka Obatake Nibankan                        | 1-6-26 Obatake, Kokura-kita-ku, Kita-kyushu City Fukuoka Prefecture, Japan             | Nursing home     | 1,538                              | 11  | 11   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 21 | Sawayaka Higashikagurakan                        | 2-351-4 Kitaichijo Higashi, Higashikagura-cho Kamikawa-gun, Hokkaido Prefecture, Japan | Nursing home     | 5,467                              | 28  | 28   | -  | 31-Dec-25         | Enrix Co., Ltd.             |
| 22 | Happy Life Toyonaka                              | 15-14 Kozushima 2-chome, Toyonaka City, Osaka Prefecture, Japan                        | Nursing home     | 1,254                              | 15  | 15   | 1  | 31-Dec-25         | Enrix Co., Ltd.             |
| 23 | Etoile Kobe<br>(fka More Habitation Kobe Kitano) | 13-7 Kanocho 2-chome, Chuo-ku, Kobe City, Hyougo Prefecture, Japan                     | Nursing home     | 3,964                              | 44  | 45   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 24 | Sawayaka Seaside Toba                            | 300-73 Aza Hamabe, Ohamacho Toba City, Mie Prefecture, Japan                           | Nursing home     | 7,360                              | 42  | 42   | -  | 31-Dec-25         | Enrix Co., Ltd.             |

| No | Description   | Address  | Type of Property | Floor Area / Lettable Area<br>Sq M | A   | B  | A-B                                      | Date of Valuation | Name of Independent Valuers |
|----|---|--|------------------|------------------------------------|---|--|--|-------------------|-----------------------------|
|    |   |  |                  |                                    | Market Value as at 31 December 2025<br>RM'mil | Carrying Value Prior to FY2025 Revaluation<br>RM'mil | FY2025 Revaluation Gain/(Loss)<br>RM'mil |                   |                             |
| 25 | Sawayaka Niihamakan                                 | Otsu 11-77 Higashida 3-chome, Niihama City, Ehime Prefecture, Japan                  | Nursing home     | 7,382                              | 40  | 40   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 26 | Sawayaka Mekari Nibankan                            | 2720-2 Okubo 1-chome, Mojiku, Kitakyushu City, Fukuoka Prefecture, Japan             | Nursing home     | 2,133                              | 9   | 9  | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 27 | Sawayaka Kiyotakan                                  | 216-7 Kiyota 3-chome, Yahatahigashi-ku, Kitakyushushi, Fukuoka Prefecture, Japan     | Nursing home     | 5,661                              | 28  | 28   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 28 | Sawayaka Minatokan                                  | 5155-3 Jyusanbancho, Furumachidori, Chuo-ku, Niigata City, Niigata Prefecture, Japan | Nursing home     | 2,246                              | 21  | 20   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 29 | Maison des Centenaire Hannan                        | 8-423 29 Momonokidai, Hannan City, Osaka Prefecture, Japan                           | Nursing home     | 4,331                              | 44  | 51   | (8)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 30 | Maison des Centenaire Ohhama                        | 3-11-18 Ohhama Kitamachi Sakai-ku, Sakai City, Osaka Prefecture, Japan               | Nursing home     | 1,717                              | 18  | 21   | (3)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 31 | Sunhill Miyako                                      | 8-423-30 Momonokidai, Hannan City, Osaka Prefecture, Japan                           | Nursing home     | 4,299                              | 21  | 26   | (5)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 32 | Habitation Jyosui                                   | 4-1-26 Yakuin, Chuo-ku, Fukuoka City, Fukuoka Prefecture, Japan                      | Nursing home     | 6,076                              | 94  | 97   | (2)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 33 | Ocean View Shonan Arasaki                           | 5-25-1 Nagai, Yokosuka City, Kanagawa Prefecture, Japan                              | Nursing home     | 5,304                              | 56  | 56   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 34 | Habitation Hakata I, II, III                        | 23-10 Kanenokama 3-chome, Hakata-ku, Fukuoka City, Fukuoka Prefecture, Japan         | Nursing home     | 21,415                             | 108   | 111  | (3)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 35 | Excellent Tenpaku Garden Hills                      | 141-3 Tsuchihara 2-chome, Tenpaku-ku, Nagoya City, Aichi Prefecture, Japan           | Nursing home     | 4,000                              | 49  | 49   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 36 | Liverari Shiroishi Hana Ichigokan                   | 1-18 Kitago 3jyo, Shiroishi-ku, Sapporo City, Hokkaido Prefecture, Japan             | Nursing home     | 1,051                              | 10  | 10   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 37 | Liverari Shiroishi Hana Nigokan                     | 5-10 Kitago 2jyo 5-chome, Shiroishi-ku, Sapporo City, Hokkaido Prefecture, Japan     | Nursing home     | 747                                | 5   | 5  | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 38 | Sunny Spot Misono                                   | 4-24 Misono 7jyo 3-chome, Toyohira-ku, Sapporo City, Hokkaido Prefecture, Japan      | Nursing home     | 724                                | 6   | 6  | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 39 | Silver Heights Hitsujigaoka Ichiban-kan & Niban-kan | 6-1 Fukuzumi 3jyo 3-chrome, Toyohira-ku Sapporo City, Hokkaido Prefecture, Japan     | Nursing home     | 9,013                              | 35  | 35   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 40 | Live In Wakaba                                      | 1763-12 Oguramachi Wakaba-ku Chiba City, Chiba Prefecture, Japan                     | Nursing home     | 5,431                              | 60  | 62   | (2)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 41 | Habitation Hakusho                                  | 301 Hijikai, Yachimata City Chiba Prefecture, Japan                                  | Nursing home     | 6,959                              | 45  | 46   | (1)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 42 | Group Home Hakusho                                  | 1345-20 Tomiyama, Yachimata City, Chiba Prefecture, Japan                            | Nursing home     | 416                                | 3   | 3  | -  | 31-Dec-25         | Enrix Co., Ltd.             |

| No | Description                     | Address  | Type of Property | Floor Area / Lettable Area<br>Sq M | A   | B  | A-B                                      | Date of Valuation | Name of Independent Valuers |
|----|---------------------------------|--|------------------|------------------------------------|---|--|--|-------------------|-----------------------------|
|    |                                 |  |                  |                                    | Market Value as at 31 December 2025<br>RM'mil | Carrying Value Prior to FY2025 Revaluation<br>RM'mil | FY2025 Revaluation Gain/(Loss)<br>RM'mil |                   |                             |
| 43 | Kikuya Warakuen                 | 1404-10 Nishitoyoi, Oaza, Kudamatsu City, Yamaguchi Prefecture, Japan              | Nursing home     | 3,641                              | 15  | 21   | (6)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 44 | Sanko                           | 4-16-16 Mizuhocho, Kudamatsu City, Yamaguchi Prefecture, Japanmachi,               | Nursing home     | 2,018                              | 11  | 14   | (3)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 45 | Konosu Nursing Home Kyoseien    | 3409-1 Shimoya, Konosu City, Saitama Prefecture, Japan                             | Nursing home     | 5,634                              | 47  | 47   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 46 | Haru no Sato                    | 1-2-23 Hajima, Shunan, Yamaguchi Prefecture  | Nursing home     | 3,568                              | 36  | 35   | 1  | 31-Dec-25         | Enrix Co., Ltd.             |
| 47 | Hodaka no Niwa                  | 205 Hitoegane, Okuhida Onsengo, Takayama, Gifu Prefecture, Japan                   | Nursing home     | 6,117                              | 37  | 37   | 0  | 31-Dec-25         | Enrix Co., Ltd.             |
| 48 | Orange no Sato                  | 522 Yoshiwara, Aridagawa-machi, Arida, Wakayama Prefecture, Japan                  | Nursing home     | 4,005                              | 38  | 38   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 49 | Habitation Kamagaya             | 12-1, Shin-Kamagaya 4-chome, Kamagaya City, Chiba Prefecture                       | Nursing home     | 5,118                              | 49  | 49   | (0)                                      | 31-Dec-25         | Enrix Co., Ltd.             |
| 50 | Will-Mark Kashiihama            | 2-1, Kashiihama 3-Chome, Fukuoka City Fukuoka Prefecture                           | Nursing home     | 14,169                             | 82  | 85   | (3)                                      | 31-Dec-25         | CBRE K.K.                   |
| 51 | Crea Adachi                     | 19-10, Iriya 2-chome, Adachi City Tokyo Prefecture                                 | Nursing home     | 2,499                              | 37  | 36   | 1  | 31-Dec-25         | Colliers International K.K. |
| 52 | Habitation Kisarazu Ichiban-kan | 11-1, Kaneda Higashi 4-chome, Kisarazu City, Chiba                                 | Nursing home     | 7,066                              | 97  | 96   | 1  | 31-Dec-25         | Colliers International K.K. |
| 53 | Blue Rise Nopporo               | 39-1 Suehirocho, Nopporo, Ebetsu City, Hokkaido Prefecture                         | Nursing home     | 2,663                              | 21  | 21   | -  | 31-Dec-25         | Colliers International K.K. |
| 54 | Blue Terrace Kagura             | 9-2-27, Kagura 2jyo, Asahikawa City, Hokkaido Prefecture                           | Nursing home     | 3,788                              | 34  | 34   | 0  | 31-Dec-25         | Colliers International K.K. |
| 55 | Blue Terrace Taisetsu           | 506-16 Taisetsudori 7-chome, Asahikawa City, Hokkaido Prefecture                   | Nursing home     | 2,608                              | 20  | 20   | 0  | 31-Dec-25         | Colliers International K.K. |
| 56 | Assisted Living Edogawa         | 3-27-17, Nishi-Ichinoe, Edogawa-ku, Tokyo Prefecture                               | Nursing home     | 2,977                              | 51  | 49   | 1  | 31-Dec-25         | CBRE K.K.                   |
| 57 | Assisted Living Toke            | 299-4 Tokecho, Midori-ku, Chiba City, Chiba Prefecture                             | Nursing home     | 2,824                              | 35  | 34   | 1  | 31-Dec-25         | CBRE K.K.                   |
| 58 | HIBISU Shirokita Koendori       | 4-30-18, Akagawa, Asahi-ku, Osaka City, Osaka Prefecture, Japan                    | Nursing home     | 1,447                              | 24  | 25   | (1)                                      | 31-Dec-25         | CBRE K.K.                   |
| 59 | HIBISU Suita                    | 9-19, Higashiomitabi-cho, Suita City, Osaka Prefecture, Japan                      | Nursing home     | 1,534                              | 27  | 27   | (0)                                      | 31-Dec-25         | CBRE K.K.                   |
| 60 | HIBISU Higashisumiyoshi         | 5 Chome 11-3 Sunjiyata, Higashisumiyoshi Ward, Osaka City, Osaka Prefecture, Japan | Nursing home     | 3,857                              | 71  | 70   | 1  | 31-Dec-25         | CBRE K.K.                   |

| No                             | Description                               | Address  | Type of Property | A                                  |   |  |  | B                 |                                      | A-B |  |
|--------------------------------|---|--|------------------|------------------------------------|---|--|--|-------------------|--------------------------------------|-----|--|
|                                |   |  |                  | Floor Area / Lettable Area<br>Sq M | Market Value as at 31 December 2025<br>RM'mil | Carrying Value Prior to FY2025 Revaluation<br>RM'mil | FY2025 Revaluation Gain/(Loss)<br>RM'mil | Date of Valuation | Name of Independent Valuers          |     |  |
| <b>Total Japan Properties</b>  |   |  |                  | <b>247,248</b>                     | <b>2,079</b>                                  | <b>2,121</b>   | <b>(43)</b>                              |                   |                                      |     |  |
| <b>France Properties</b>       |   |  |                  |                                    |   |  |  |                   |                                      |     |  |
| 1                              | Résidence La Boétie & Résidence Montaigne | 39-41 avenue de la Croix, Le Taillan-Médoc - 33320 France        | Nursing home     | 5,942                              | 72  | 74   | (2)                                      | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 2                              | Résidence du Pyla-sur-Mer                 | 7 allée de la Chapelle, La Teste-de-Buch - 33115 France          | Nursing home     | 4,111                              | 93  | 88   | 5  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 3                              | Résidence du Champ de Courses             | 80 avenue du Casino, La Tour-de-Salvagny - 69890 France          | Nursing home     | 4,380                              | 80  | 79   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 4                              | Résidence La Barillière                   | 57 rue de l'Oppidum, Saint-Dèsir - 14100 France                  | Nursing home     | 3,794                              | 65  | 64   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 5                              | Les Jardins de Creney                     | 3 rue de l'Aulne, Creney-près-Troyes - 10150 France              | Nursing home     | 3,062                              | 30  | 30   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 6                              | Résidence d'Automne                       | 11 avenue du Docteur Schweitzer, Champs-sur-Yonne - 89290 France | Nursing home     | 2,981                              | 30  | 29   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 7                              | Le Clos Rousset                           | Chemin Rousset, Saint-Marcel-lès-Valence - 26320 France          | Nursing home     | 3,952                              | 41  | 40   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 8                              | Les Jardins de Saintonge                  | 1 rue des Brunettes, Saint-Genis-de-Saintonge - 17240 France     | Nursing home     | 3,789                              | 44  | 43   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 9                              | Résidence Ducale                          | 7 rue des Aliziers, Villers-Semeuse - 08000 France               | Nursing home     | 3,886                              | 31  | 31   | 0  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 10                             | Les Cinq Sens                             | Carière dis Amourous, Garons - 30128 France                      | Nursing home     | 2,803                              | 41  | 41   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| 11                             | La Demeure du Bois Ardent                 | 780 rue de l'Exode, Saint-Lô - 50000 France                      | Nursing home     | 3,931                              | 40  | 38   | 1  | 31-Dec-25         | Cushman & Wakefield Valuation France |     |  |
| <b>Total France Properties</b> |   |  |                  | <b>42,631</b>                      | <b>567</b>                                    | <b>556</b>   | <b>11</b>                                |                   |                                      |     |  |
| <b>Total IHH Group</b>         |   |  |                  | <b>308,894</b>                     | <b>4,521</b>                                  | <b>4,432</b>   | <b>89</b>                                |                   |                                      |     |  |